

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY	
Caption in Compliance with D.N.J. LBR 9004-1(b)	
Raymond & Raymond, Attorneys at Law 7 Glenwood Avenue, 4 TH Floor East Orange, New Jersey 07017 (973) 675-5622; (408) 519-6711 Telefax Email: herbertraymond@gmail.com Herbert B. Raymond, Esq.; Jeffrey M. Raymond, Esq., Kevin DeLyon, Esq. Attorneys for the Debtor(s)	Case No.: 22-14158 RG
In Re: APRIL D. ROBINSON, DEBTOR	Chapter: 13 _____
	Adv. No.: _____
	Hearing Date: 8/3/2022 @ 8:30 A.M.
	Judge: Rosemary Gambardella, U.S.B.J.

CERTIFICATION OF SERVICE

1. I, KENNETH M. RAYMOND :

- represent _____ in the this matter.
- am the secretary/paralegal for Raymond & Raymond, Esqs., Herbert B. Raymond, Esq., Record Counsel_, who represents the Debtor_ in the this matter.
- am the _____ in the this case and am representing myself.

2. On JULY 3, 2022, I sent a copy of the following pleadings and/or documents to the parties listed in the chart below.

Chapter 13 Plan

Chapter 13 Transmittal Letter as to 106 W. Cherry, Rahway, New Jersey

Chapter 13 Transmittal Letter as to 86 Grandview Avenue, North Plainfield, New Jersey

Real Property Appraisal 106 W. Cherry, Rahway, New Jersey

Real Property Appraisal 86 Grandview Avenue, North Plainfield, New Jersey

3. I certify under penalty of perjury that the above documents were sent using the mode of service indicated.

Date: JULY 3, 2022

/S/ KENNETH M. RAYMOND_

Signature

Name and Address of Party Served	Relationship of Party to the Case	Mode of Service
Marie-Ann Greenberg, Esq. Chapter 13 Standing Trustee 30 Two Bridges Rd. Fairfield, N.J. 07004	CHAPTER 13 TRUSTEE	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *)
Einhorn, Barbarito, Frost & Botwinick, PC 165 East Main Street Denville, New Jersey 07834	JUDGMENT LIEN CREDITOR	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *)
New Century Financial 110 S. Jefferson Rd., Ste. 104 Whippany, NJ 07891	JUDGMENT LIEN CREDITOR	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *)
Wardlaw Hartridge School 1295 Inman Avenue Edison, NJ 08820	JUDGMENT LIEN CREDITOR	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *)

Name and Address of Party Served	Relationship of Party to the Case	Mode of Service
Stark & Stark 993 Lenox Drive, Bldg. 2 PO Box 5315 Princeton, NJ 08543-5315	State Court Attorneys for Wardlaw Hartridge School	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *)
Pressler and Pressler 7 Entin Rd. Parsippany, NJ 07054	State Court Attorneys for New Century Financial Services, Inc. as to All Three New Century Financial Services, Inc. Judgments	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *)
		<input type="checkbox"/> Hand-delivered <input type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *)
		<input type="checkbox"/> Hand-delivered <input type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *)

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

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Raymond & Raymond, Attorneys at Law
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East Orange, New Jersey 07017
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Email: herbertraymond@gmail.com
Herbert B. Raymond; Jeffrey M. Raymond, Esq.;
Kevin L. DeLyon, Esq.
Attorneys for the Debtor(s)

In Re:

APRIL D. ROBINSON, DEBTOR(S)

Case No.: 22-14158 RG

Hearing Date: 8/3/2022 8:30 a.m.

Judge: Gambardella

NOTICE OF CHAPTER 13 PLAN TRANSMITTAL

The enclosed plan, modified plan is proposed by the debtor and was filed on
JUNE 22, 2022. It has been served on you because the plan contains motions
that may adversely affect your interest.

Your rights may be affected by this plan. Your claim may be reduced, modified, or eliminated. This Plan may be confirmed and become binding, and included motions may be granted without further notice or hearing, unless written objection is filed before the deadline stated in the Notice. The Court may confirm this plan, if there are no timely filed objections, without further notice. See Bankruptcy Rule 3015. This plan includes motions to avoid or modify a lien, the lien avoidance or modification may take place solely within the chapter 13 confirmation process. The plan confirmation order alone will avoid or modify the lien. The debtor need not file a separate motion or adversary proceeding to avoid or modify a lien based on value of the collateral or to reduce the interest rate. An affected lien creditor who wishes to contest said treatment must file a timely objection and appear at the confirmation hearing to prosecute same.

Real Property:

The debtor(s) has valued real property located at 86 Grandview Avenue, North Plainfield, New Jersey [address] at \$ 375,000. The debtor(s) believes the first lien on the property to be in the approximate amount of \$ 494,271.

[insert other liens as appropriate]. As such, the debtor(s) believes there is inadequate equity available to satisfy your lien and seeks through the plan to reduce, modify or eliminate your lien.

The debtor's valuation of the property is based on: (a) comparative market analysis; (b) broker price opinion; (c) appraisal; or (d) other: _____, a copy of which is attached. All forms of relief sought by motion appear in Part 7 of the plan.

Personal Property:

The debtor(s) has valued personal property described as: _____ at \$ _____.

The debtor(s) believes the lien on the property to be in the approximate amount of \$ _____ [insert other liens as appropriate]. As such, the debtor(s) believes there is inadequate equity available to satisfy your lien and seeks through the plan to reduce, modify or eliminate your lien.

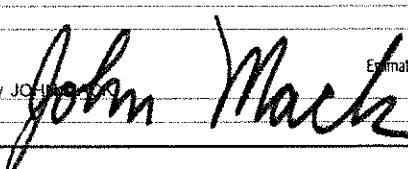
The debtor's valuation of the property is based on: (a) broker price opinion; (b) appraisal; or (c) other: _____, a copy of which is attached. All forms of relief sought by motion appear in Part 7 of the plan.

The Confirmation Hearing is scheduled for AUGUST 3, 2022 @ 8:30 A.M.. Objections to any relief sought in the plan, including relief sought by motion, must be filed with the Clerk of the Bankruptcy Court no later than 7 days prior to the confirmation hearing.

YOU SHOULD CONSULT WITH AN ATTORNEY PROMPTLY, SINCE ENTRY OF AN ORDER OF CONFIRMATION WILL BIND YOU TO ALL OF THE TERMS OF THE CONFIRMED PLAN.

BL 49 LOT 7

REAL ESTATE VALUE ESTIMATE

Contact <u>APRIL ROBINSON</u> Property Address <u>86 GRANDVIEW AVE</u> City <u>North Plainfield</u> Phone No. <u>N/A</u>								Census Tract <u>517.00</u>	Map Reference <u>DIGITAL</u>		
								Check one: <input type="checkbox"/> SF <input type="checkbox"/> PUD <input type="checkbox"/> CONDO <input checked="" type="checkbox"/> 2-4 Units			
								State <u>N.J.</u>	Zip Code <u>07060</u>		
No. of Rooms		No. of Bedrooms	No. of Baths	Term	N/A	Mos. Owner's Est. of Value \$	N/A				
7		2	2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1,410 Sq. Ft.	Gross Living Area (specify type & no.) none	Garage/Carport (specify type & no.) none	Porches, Patio or Pool (specify) porch	Central Air <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
NEIGHBORHOOD											
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural								
Built Up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%								
Growth Rate	<input checked="" type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/> Slow							
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining								
Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply								
Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.								
Present Land Use	<u>70% 1 Family</u>	<u>5 % 2-4 Family</u>	<u>5 % Apts.</u>	<u>5 % Condo</u>	<u>15% Commercial</u>	<u>% Industrial</u>	<u>% Vacant</u>	<u>%</u>			
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely	<input type="checkbox"/> Taking Place From _____			<u>To</u>					
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input checked="" type="checkbox"/> Tenant	<u>-5 % Vacant</u>								
S/F Price Range \$	<u>200,000</u>	<u>to \$ 600,000+</u>	<u>\$ 375,000</u>	= Predominant Value							
S/Family Age	<u>1 yrs. to 125+ yrs.</u>	<u>Predominant Age</u>	<u>80 yrs.</u>								
Comments including those factors affecting marketability (e.g. public parks, schools, view, noise) THE SUBJECT IS LOCATED IN A NEIGHBORHOOD WITH MIXED STYLE DWELLINGS. ADEQUATE ACCESS TO SCHOOLS, LOCAL SHOPPING AND PUBLIC TRANSPORTATION.											
FIELD REPORT											
SUBJECT PROPERTY Approx. Yr. Blt. <u>19 09</u> # Units <u>2</u> # Stories <u>THREE</u> Type (det, duplex, semi-det, etc.) <u>DETACHED</u> Design (rambler, split, etc.) <u>2 FAMILY</u> Exterior Wall Mat. <u>ALUMINUM</u> Roof Mat. <u>ASPHALT</u> Is the property in a HUD-Identified Special Flood Haz. Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Special Energy-Eff. Items <u>TYPICAL FOR AREA</u>					PROPERTY RATING Condition of Exterior Compatibility to Neighborhood Appeal and Marketability						
					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Comments (favorable or unfavorable incl. deferred maintenance) QUALITY OF CONSTRUCTION CONSIDERED AVERAGE. PORCH, UNF BSMT, FINISHED ATTIC (unheated) sections of the subject's trim, and porch need some repairs.											
MARKET COMPARABLE ANALYSIS											
ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3			
Address	<u>86 GRANDVIEW AVE</u>	<u>39 Lincoln Pl</u>			<u>304-306 Watchung Ave</u>			<u>271-273 Manning Ave</u>			
Proximity to Sub.	<u>North Plainfield</u>	<u>North Plainfield</u>			<u>North Plainfield</u>			<u>North Plainfield</u>			
Sales Price	\$ <u>346,500</u>	\$ <u>345,420</u>		\$ <u>445,000</u>							
Date of Sale and Time Adjustment	<u>DESCRIPTION</u>	<u>01/31/2022</u>	<u>+(-)\$ Adjust.</u>	<u>DESCRIPTION</u>	<u>12/10/2021</u>	<u>+(-)\$ Adjust.</u>	<u>DESCRIPTION</u>	<u>01/10/2022</u>	<u>+(-)\$ Adjust.</u>		
Location	<u>average</u>	<u>average</u>		<u>avg. traffic, flood</u>	<u>+10,000</u>		<u>average</u>				
Site/View	<u>.10 ACRE/AVG</u>	<u>.06 ACRE/AVG</u>		<u>.13 ACRE/AVG</u>			<u>.17 ACRE/AVG</u>				
Age	<u>113</u>	<u>122</u>		<u>98</u>			<u>98</u>				
Condition	<u>average</u>	<u>average</u>		<u>average</u>			<u>average</u>				
Living Area Rm. Count and Total	Total : B-rms. : Baths	Total : B-rms. : Baths		Total : B-rms. : Baths			Total : B-rms. : Baths				
Gross Living Area	<u>7 : 2 : 2</u>	<u>8 : 4 : 2</u>		<u>10 : 4 : 2</u>			<u>8 : 4 : 2</u>				
Air Conditioning	<u>1,410 Sq. Ft.</u>	<u>1,680 Sq. Ft.</u>	<u>-9,000</u>	<u>1,604 Sq. Ft.</u>	<u>-7,000</u>		<u>1,608 Sq. Ft.</u>	<u>-7,000</u>			
Garage/Carpark	<u>NONE</u>	<u>NONE</u>		<u>NONE</u>			<u>NONE</u>				
Porches, Patio, Pools, etc.	<u>none</u>	<u>driveway</u>	<u>-3,000</u>	<u>1 car/driveway</u>	<u>-6,000</u>		<u>driveway</u>	<u>-3,000</u>			
Special Energy-Efficient Items	<u>porch</u>	<u>porch</u>		<u>porch, deck</u>	<u>-3,000</u>		<u>porch, deck</u>	<u>-3,000</u>			
Other	<u>finished attic</u>	<u>none</u>	<u>+5,000</u>	<u>none</u>	<u>+5,000</u>		<u>finished attic</u>				
Net Adjust (Total)	<u>unf bsmt</u>	<u>unf bsmt</u>		<u>unf bsmt</u>			<u>fin bsmt</u>	<u>-5,000</u>			
Indicated Value Sub.	<u>+ X -</u>	<u>\$ 7,000</u>		<u>+ X -</u>	<u>\$ 1,000</u>		<u>+ X -</u>	<u>\$ 18,000</u>			
General Comments	<u>see addendum</u>										
Completed By <u>JOHN MACK</u> Signature  Estimated Value \$ <u>375,000</u> as of <u>JUNE 25, 2022</u> Title <u>NJLRA 42RA00320500</u> Date <u>07/02/2022</u>											

[Y2K]

Supplemental Addendum

File No. BL 49 LOT 7

Borrower/Client	APRIL ROBINSON	County	SOMERSET	State	NJ	Zip Code	07060
Property Address	86 GRANDVIEW AVE						
City	North Plainfield						
Lender	APRIL ROBINSON						

INTENDED USER: THE INTENDED USER OF THIS APPRAISAL INCLUDES THE CLIENT, THE CLIENT'S ATTORNEY AND OR ACCOUNTANT AND ANY THIRD PARTIES.

INTENDED USE: THE INTENDED USE OF THE APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE SUBJECT TO DETERMINE FAIR MARKET VALUE FOR A LEGAL MATTER, BANKRUPTCY.

SCOPE OF WORK: THE SALES COMPARISON APPROACH TO VALUE WAS USED IN THIS REPORT. THIS METHOD BEST INDICATES ACTIONS OF THE MARKET FOR THIS TYPE PROPERTY. THE COST APPROACH TO VALUE WAS NOT UTILIZED DUE TO A LACK OF ADEQUATE LAND SALES TO DEVELOP THE SITE VALUE. THE INCOME APPROACH TO VALUE WAS CALCULATED BASED ON AVAILABLE RENTAL DATA.

HIGHEST AND BEST USE: THE SUBJECT AS IMPROVED IS A LEGALLY PERMISSIBLE USE BASED ON IT'S CURRENT ZONING. THE LOT SIZE, SHAPE, PHYSICAL CONDITION AND LAND TO BUILDING RATIO ALLOW THE PRESENT STRUCTURE AND INDICATE A GOOD UTILIZATION OF THE IMPROVEMENTS. BASED ON CURRENT MARKET CONDITIONS, THE PRESENT USE AND STRUCTURE AS A TWO FAMILY RESIDENCE IS ITS FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE. THE SUBJECT IS LOCATED IN AN R-3 ZONE. (1 and 2 family residential, minimum lot size 7,500 sq feet for 2 family dwellings, the subject's current use is legal nonconforming, grandfathered use)

INCOME APPROACH: BASED ON A REVIEW OF CURRENT RENTAL DATA IN THIS SPECIFIC MARKET THE TOTAL ESTIMATED GROSS MONTHLY RENT \$2,700 X GROSS RENT MULTIPLIER (GRM) 140 = \$378,000. (comparable rental data reviewed from the Garden State mls)

ADJUSTMENT BASED ON \$4,000 PER FULL BATH. GLA BASED ON \$35 PER SQUARE FOOT AND ROUNDED. ALL SALES CONSIDERED IN THE FINAL DETERMINATION OF MARKET VALUE.

THE SUBJECT HAS NOT BEEN SOLD IN THE LAST 36 MONTHS.

THE SUBJECT HAS NOT BEEN LISTED FOR SALE IN THE LAST 12 MONTHS.

Signature

Name JOHN MACK

Date Signed 07/02/2022

State Certification #

Or State License # 42RA00320500

Signature

Name

Date Signed

State Certification #

Or State License #

State

State

State

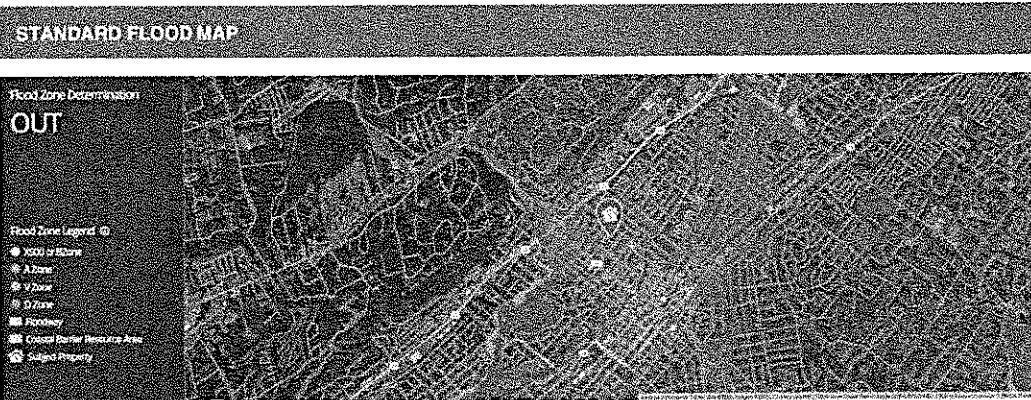
State

Subject flood map - Page 1

 REALIST
Surveyors

APN 14-00049-0000-00007 | CLIP 3730499241

9 86 Grandview Ave, North Plainfield, NJ 07060-4125, Somerset County



Special Flood Hazard Area (SFHA)	: Out
Community Participation Status	: R - Regular
Within 250 feet of multiple flood zone	: No
Flood Zone Panel	: 345307-0093
Flood Zone Code	: X
Panel Date	: September, 28, 2007
County	: Somerset
Original Panel Firm Date	: August, 20, 1971
FIPS Code	: 34035
Coastal Barrier Resource Area (CBRA)	: Out
Community Name	: North Plainfield, Borough Of

Flood Map Courtesy of John Mack, NJMIS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality. This report is for informational purposes only and is not a Flood Certification Report.

Generated on: 07/02/22 10:32 PM UTC

Page 1/2

Subject flood map - Page 2



GLOSSARY



Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps(FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

Within 250 Feet of Flood Zone

Provides a Yes or No response if the property is within 250 feet of the SFHA boundary.

Panel Date

Date of the FEMA map panel.

Community

A 6-digit community number code for the community.

CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species.Returns In or Out, for identifying whether the property is located within a CBRA zone.

Community Name

Name of the community.

Flood Zone

Flood zone for the property location based on the FEMA FIRM.

Map Number

FEMA Map Number for the Flood Insurance Rate Map.

FIPS Code

The five-digit state and county FIPS code.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

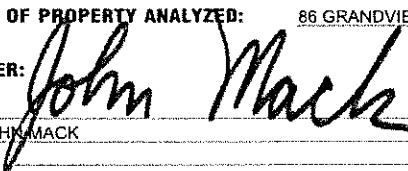
CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

File No. BL 49 LOT 7

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED:		86 GRANDVIEW AVE, North Plainfield, NJ 07060
APPRAISER:		
Signature:		
Name:	JOHN MACK	
Title:		
State Certification #:		
or State License #:	42RA00320500	
Date:	NJ	Expiration Date of Certification or License: 12/31/2023
Date Signed:	07/02/2022	
SUPERVISORY or CO-APPRAYER (if applicable):		
Signature:		
Name:		
Title:		
State Certification #:		
or State License #:		
Date:	Expiration Date of Certification or License:	
Date Signed:		
<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property		

Borrower/Client	APRIL ROBINSON	File No. BL 49 LOT 7
Property Address	86 GRANDVIEW AVE	
City	North Plainfield	County SOMERSET
Lender	APRIL ROBINSON	State NJ Zip Code 07060

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

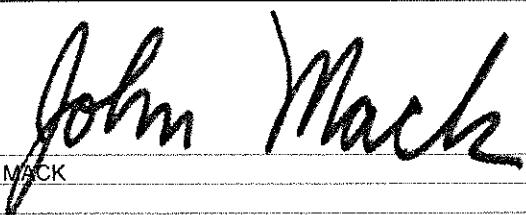
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: **WITHIN 3 MONTHS FOR REALISTICALLY PRICED PROPERTIES.**

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

Prior services - The appraiser of this report, has not provided any prior services for the subject property in the 36 months prior to the effective date of the report.

APPRAISER:



Signature:

Name: JOHN MACK

State Certification #:

or State License #: 42RA00320500

State: NJ Expiration Date of Certification or License: 12/31/2023

Date of Signature and Report: 07/02/2022

Effective Date of Appraisal: JUNE 25, 2022

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): JUNE 25, 2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable):

Subject Photo Page

Borrower/Client	APRIL ROBINSON	Property Address	86 GRANDVIEW AVE	County	SOMERSET	State	NJ	Zip Code	07060
City	North Plainfield								
Lender	APRIL ROBINSON								



Subject Front

86 GRANDVIEW AVE
Sales Price
Gross Living Area 1,410
Total Rooms 7
Total Bedrooms 2
Total Bathrooms 2
Location average
View .10 ACRE/AVG
Site
Quality
Age 113



Subject Rear



Subject Street

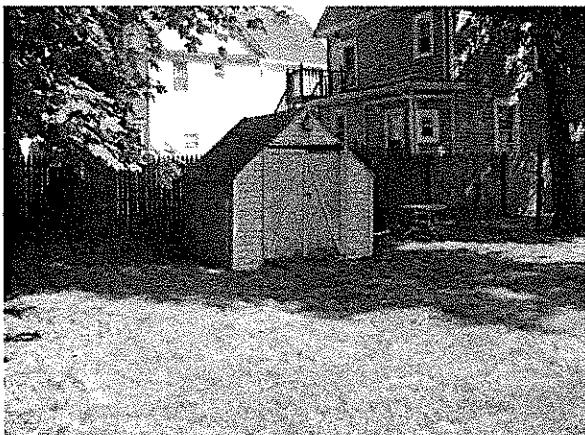
Subject Photo Page

Borrower/Client	APRIL ROBINSON		
Property Address	86 GRANDVIEW AVE		
City	North Plainfield	County	SOMERSET
Lender	APRIL ROBINSON	State	NJ Zip Code 07060



Subject Front

86 GRANDVIEW AVE
Sales Price
Gross Living Area 1,410
Total Rooms 7
Total Bedrooms 2
Total Bathrooms 2
Location average
View .10 ACRE/AVG
Site
Quality
Age 113



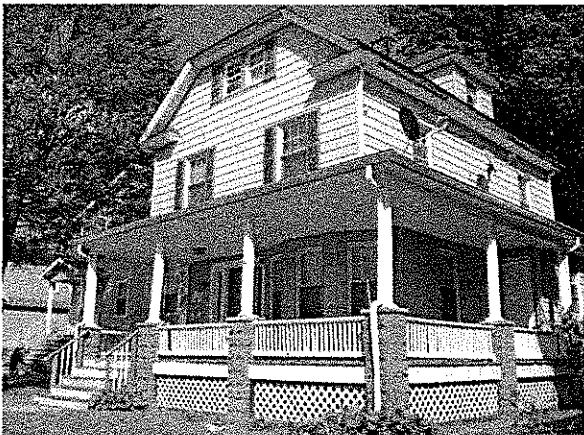
Subject Rear Yard



Subject Street

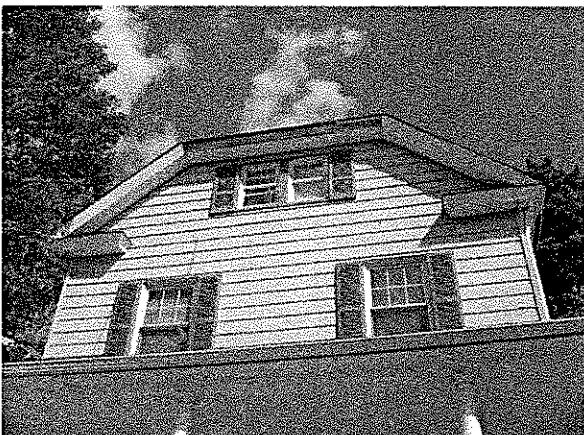
Subject Photo Page

Borrower/Client	APRIL ROBINSON			
Property Address	86 GRANDVIEW AVE			
City	North Plainfield	County	SOMERSET	State NJ Zip Code 07060
Lender	APRIL ROBINSON			



Subject Exterior

86 GRANDVIEW AVE
Sales Price
Gross Living Area 1,410
Total Rooms 7
Total Bedrooms 2
Total Bathrooms 2
Location average
View .10 ACRE/AVG
Site
Quality
Age 113



Subject Exterior



Subject Exterior

Subject Photo Page

Borrower/Client	APRIL ROBINSON		
Property Address	86 GRANDVIEW AVE		
City	North Plainfield	County	SOMERSET
Lender	APRIL ROBINSON	State	NJ Zip Code 07060



Subject Exterior

86 GRANDVIEW AVE
Sales Price
Gross Living Area 1,410
Total Rooms 7
Total Bedrooms 2
Total Bathrooms 2
Location average
View .10 ACRE/AVG
Site
Quality
Age 113



Subject Exterior



Subject Exterior

Interior Photos

Borrower/Client	APRIL ROBINSON			
Property Address	86 GRANDVIEW AVE			
City	North Plainfield	County	SOMERSET	State NJ Zip Code 07060
Lender	APRIL ROBINSON			



unit 1



unit 1



unit 1



unit 1



unit 1



unit 2



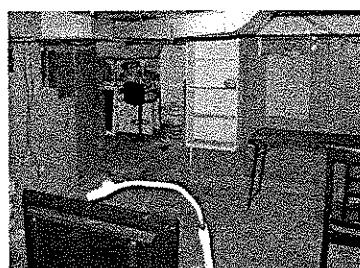
unit 2



unit 2



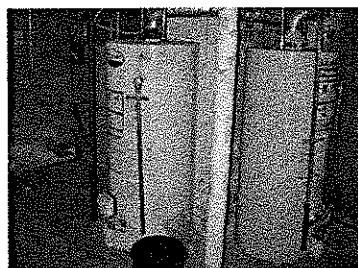
unit 2



basement



basement



basement



basement

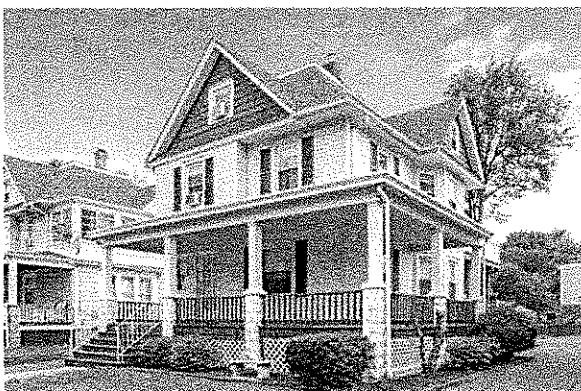
Comparable Photo Page

Borrower/Clien	APRIL ROBINSON			
Property Address	86 GRANDVIEW AVE			
City	North Plainfield	County	SOMERSET	State NJ Zip Code 07060
Lender	APRIL ROBINSON			



Comparable 1

39 Lincoln PI
Prox. to Subject 0.42 miles S
Sale Price 346,500
Gross Living Area 1,680
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2
Location average
View .06 ACRE/AVG
Site
Quality
Age 122



Comparable 2

304-306 Watchung Ave
Prox. to Subject 0.38 miles W
Sale Price 345,420
Gross Living Area 1,604
Total Rooms 10
Total Bedrooms 4
Total Bathrooms 2
Location avg. traffic, flood
View .13 ACRE/AVG
Site
Quality
Age 98

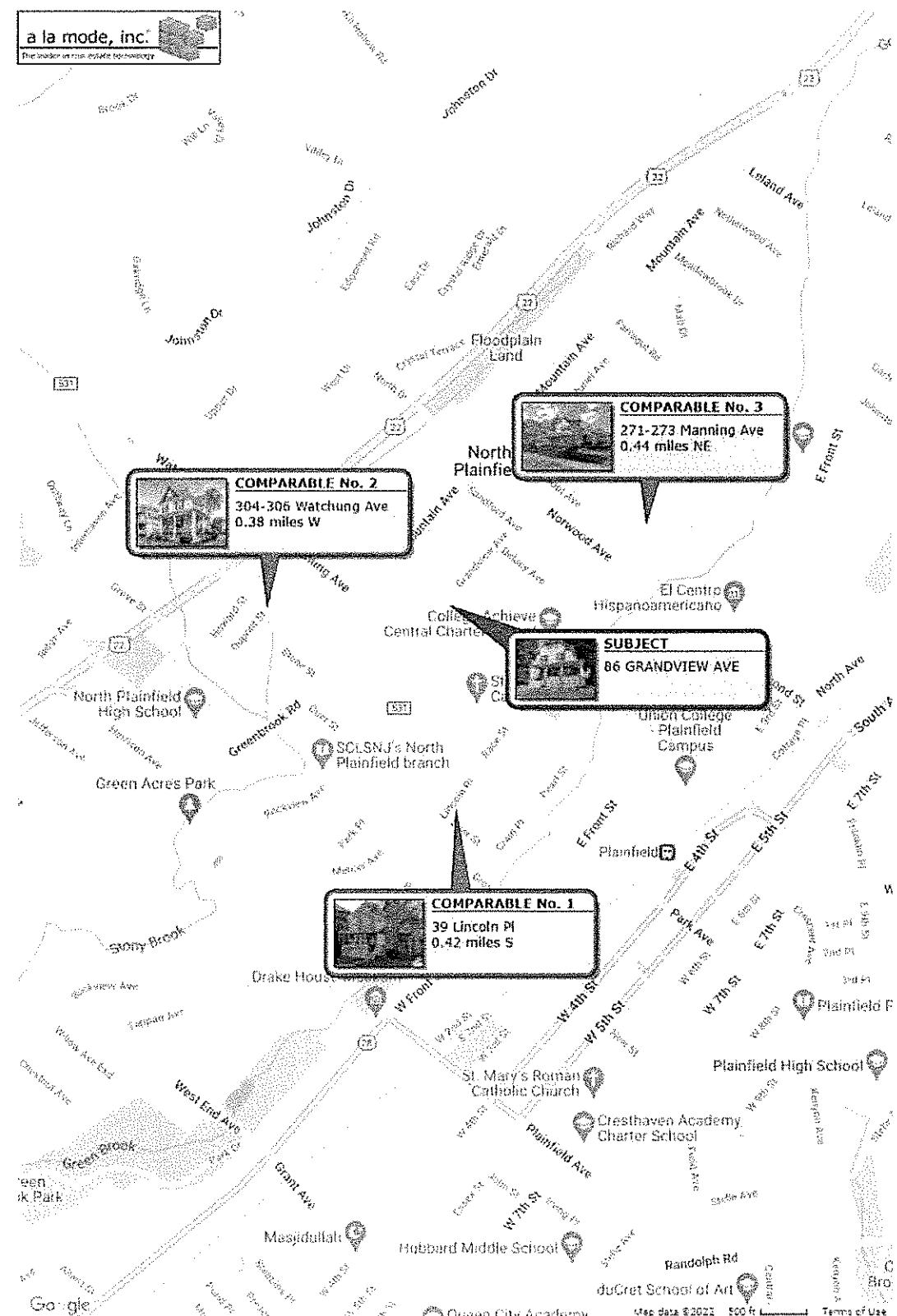


Comparable 3

271-273 Manning Ave
Prox. to Subject 0.44 miles NE
Sale Price 445,000
Gross Living Area 1,608
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2
Location average
View .17 ACRE/AVG
Site
Quality
Age 98

Location Map

Borrower/Client	APRIL ROBINSON	Property Address	86 GRANDVIEW AVE	County	SOMERSET	State	NJ	Zip Code	07060
City	North Plainfield								
Lender	APRIL ROBINSON								



UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in compliance with D.N.J. LBR 9004-1(b)

Raymond & Raymond, Attorneys at Law
7 Glenwood Avenue, 4th Floor
East Orange, New Jersey 07017
(973) 675-5622; (408) 519-6711 Telefax
Email: herbertraymond@gmail.com
Herbert B. Raymond; Jeffrey M. Raymond, Esq.;
Kevin L. DeLyon, Esq.
Attorneys for the Debtor(s)

In Re:

APRIL D. ROBINSON, DEBTOR(S)

Case No.: 22-14158 RG

Hearing Date: 8/3/2022 8:30 a.m.

Judge: Gambardella

NOTICE OF CHAPTER 13 PLAN TRANSMITTAL

The enclosed plan, modified plan is proposed by the debtor and was filed on
JUNE 22, 2022. It has been served on you because the plan contains motions
that may adversely affect your interest.

Your rights may be affected by this plan. Your claim may be reduced, modified, or eliminated. This Plan may be confirmed and become binding, and included motions may be granted without further notice or hearing, unless written objection is filed before the deadline stated in the Notice. The Court may confirm this plan, if there are no timely filed objections, without further notice. See Bankruptcy Rule 3015. This plan includes motions to avoid or modify a lien, the lien avoidance or modification may take place solely within the chapter 13 confirmation process. The plan confirmation order alone will avoid or modify the lien. The debtor need not file a separate motion or adversary proceeding to avoid or modify a lien based on value of the collateral or to reduce the interest rate. An affected lien creditor who wishes to contest said treatment must file a timely objection and appear at the confirmation hearing to prosecute same.

Real Property:

The debtor(s) has valued real property located at 108 W. Cherry Street, Rahway
New Jersey 07065 [address] at \$ 400,000. The debtor(s) believes the first lien on the property to be in the approximate amount of \$ 440,663

[insert other liens as appropriate]. As such, the debtor(s) believes there is inadequate equity available to satisfy your lien and seeks through the plan to reduce, modify or eliminate your lien.

The debtor's valuation of the property is based on: (a) comparative market analysis; (b) broker price opinion; (c) appraisal; or (d) other: _____, a copy of which is attached. All forms of relief sought by motion appear in Part 7 of the plan.

Personal Property:

The debtor(s) has valued personal property described as: _____ at \$_____.

The debtor(s) believes the lien on the property to be in the approximate amount of \$_____.
[insert other liens as appropriate]. As such, the debtor(s) believes there is inadequate equity available to satisfy your lien and seeks through the plan to reduce, modify or eliminate your lien.

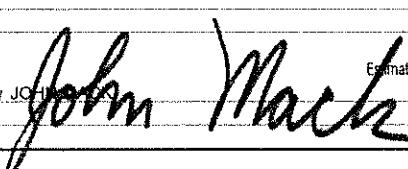
The debtor's valuation of the property is based on: (a) broker price opinion; (b) appraisal; or (c) other: _____, a copy of which is attached. All forms of relief sought by motion appear in Part 7 of the plan.

The Confirmation Hearing is scheduled for AUGUST 3, 2022 @ 8:30 A.M.. Objections to any relief sought in the plan, including relief sought by motion, must be filed with the Clerk of the Bankruptcy Court no later than 7 days prior to the confirmation hearing.

YOU SHOULD CONSULT WITH AN ATTORNEY PROMPTLY, SINCE ENTRY OF AN ORDER OF CONFIRMATION WILL BIND YOU TO ALL OF THE TERMS OF THE CONFIRMED PLAN.

BL 14B LOT 16

REAL ESTATE VALUE ESTIMATE

SUBJECT		Contact APRIL ROBINSON Property Address 106 W CHERRY ST City RAHWAY	Census Tract 359.00 Check one: <input type="checkbox"/> SF <input type="checkbox"/> PUD <input type="checkbox"/> CONDO <input checked="" type="checkbox"/> 2-4 Units County UNION State NJ Zip Code 07065	Map Reference DIGITAL
		Phone No. Res. N/A No. of Rooms 9 Loan Amount \$ N/A Term N/A No. of Bedrooms 4 No. of Baths 2.1 Family room or den <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Mos. Owner's Est. of Value \$ Gross Living Area (specify type & no.) 1,784 Sq. Ft. none	Porches, Patio or Pool (specify) none
				Central Air <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
NEIGHBORHOOD				
Location Built Up Growth Rate <input checked="" type="checkbox"/> Fully Dev. Property Values Demand/Supply Marketing Time		<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rapid <input type="checkbox"/> Steady <input type="checkbox"/> Slow <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Oversupply <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.	Property Compatibility General Appearance of Properties Appeal to Market	Good <input type="checkbox"/> Avg <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Present Land Use Change in Present Land Use Predominant Occupancy S/F Price Range \$ S/Family Age		30% 1 Family 30 % 2-4 Family 10 % Apts. 5 % Condo 25% Commercial <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant \$ 200,000 to \$ 600,000+ 1 yrs. to 150+ yrs.	% Industrial Taking Place From To -5 % Vacant \$ 400,000 = Predominant Value Predominant Age 80 yrs.	% Vacant %
Comments including those factors affecting marketability (e.g. public parks, schools, view, noise) THE SUBJECT IS LOCATED IN A NEIGHBORHOOD WITH MIXED STYLE DWELLINGS. ADEQUATE ACCESS TO SCHOOLS, LOCAL SHOPPING AND PUBLIC TRANSPORTATION.				
FIELD REPORT				
SUBJECT PROPERTY		PROPERTY RATING		
Approx. Yr. Blt. 19 00 # Units 2 # Stories TWO Type (det, duplex, semi-det etc.) DETACHED Design (rambler, split, etc.) 2 FAMILY Exterior Wall Mat. VINYL ALUM Roof Mat. ASPHALT Is the property in a HUD-Identified Special Flood Haz. Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Special Energy-Eff. Items TYPICAL FOR AREA		Good <input type="checkbox"/> Avg <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Comments (favorable or unfavorable incl. deferred maintenance) QUALITY OF CONSTRUCTION CONSIDERED AVERAGE WITH NO SIGNIFICANT UPDATES NOTED. PART FINISHED BSMT WITH 1/2 BATH				
COMPARABLE ANALYSIS				
ITEM SUBJECT COMPARABLE NO. 1 COMPARABLE NO. 2 COMPARABLE NO. 3				
Address 106 W Cherry St RAHWAY 84 W Emerson Ave RAHWAY 1554 Lenox Pl RAHWAY 71 W Cherry St RAHWAY				
Proximity to Sub. 0.15 miles SW 0.45 miles E 0.05 miles E				
Sales Price \$ 400,000 \$ 385,000 \$ 435,000				
Date of Sale and Time Adjustment DESCRIPTION +(-)\$ Adjust. DESCRIPTION +(-)\$ Adjust. DESCRIPTION +(-)\$ Adjust.				
Location average average average				
Site/View .10 ACRE/AVG .10 ACRE/AVG .10 ACRE/AVG				
Age 122 77 122				
Condition average average avg. updated 30,000				
Living Area Rm. Total : B-rms. : Baths				
Count and Total 9 : 4 : 2.1 6 : 2 : 2 +2,000 9 : 4 : 2.1 8 : 4 : 2 +2,000				
Gross Living Area 1,784 Sq. Ft. 1,761 Sq. Ft. 1,614 Sq. Ft. +6,000 1,388 Sq. Ft. +14,000				
Air Conditioning NONE CENTRAL AIR -5,000 NONE NONE				
Garage/Carp. none none driveway -3,000 driveway -3,000				
Porches, Patio, Pools, etc. none porch -3,000 porch -3,000 patio -1,000				
Special Energy-Efficient Items NONE NONE NONE Typical				
Other fin bsmt unf bsmt +5,000 fin bsmt unf bsmt +5,000				
Net Adjust. (Total) <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,000 <input type="checkbox"/> + <input type="checkbox"/> - \$ <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -13,000				
Indicated Value Sub. \$ 399,000 \$ 385,000 \$ 422,000				
General Comments SEE ADDENDUM				
 Completed By JOHN MACK Signature JUNE 25, 2022 Title NJLRA 42RA00320500 Date 07/02/2022				

(V2K)

Supplemental Addendum

File No. BL 148 LOT 16

Borrower/Client	APRIL ROBINSON	Property Address	106 W CHERRY ST	County	UNION	State	N.J.	Zip Code	07065
City	RAHWAY								
Lender	APRIL ROBINSON								

INTENDED USER: THE INTENDED USER OF THIS APPRAISAL INCLUDES THE CLIENT, THE CLIENT'S ATTORNEY AND OR ACCOUNTANT AND RELEVANT THIRD PARTIES.

INTENDED USE: THE INTENDED USE OF THE APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE SUBJECT FOR BANKRUPTCY PURPOSES.

SCOPE OF WORK: THE SALES AND INCOME APPROACH TO VALUE WERE USED IN THIS REPORT. THESE METHODS BEST INDICATE ACTIONS OF THE MARKET FOR THIS TYPE PROPERTY. THE COST APPROACH TO VALUE WAS INCOME APPROACH TO VALUE WAS CALCULATED BASED ON AVAILABLE RENTAL DATA.

HIGHEST AND BEST USE: THE SUBJECT AS IMPROVED IS A LEGALLY PERMISSIBLE USE BASED ON IT'S CURRENT ZONING. THE LOT SIZE, SHAPE, PHYSICAL CONDITION AND LAND TO BUILDING RATIO ALLOW THE PRESENT STRUCTURE AND INDICATE A GOOD UTILIZATION OF THE IMPROVEMENTS. BASED ON CURRENT MARKET CONDITIONS, THE PRESENT USE AND STRUCTURE AS A 2 FAMILY RESIDENCE IS ITS FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE. THE SUBJECT IS LOCATED IN AN R-2 ZONE. (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL ZONE, MINIMUM LOT SIZE 5,000 SQ FEET, THE SUBJECT'S USE IS LEGAL NONCONFORMING, GRANDFATHERED USE)

INCOME APPROACH: BASED ON A REVIEW OF CURRENT RENTAL DATA IN THIS SPECIFIC MARKET THE TOTAL ESTIMATED GROSS MONTHLY RENT \$3,000 X GROSS RENT MULTIPLIER (GRM) 135 = \$405,000. (comparable rental data reviewed from the garden state mls)

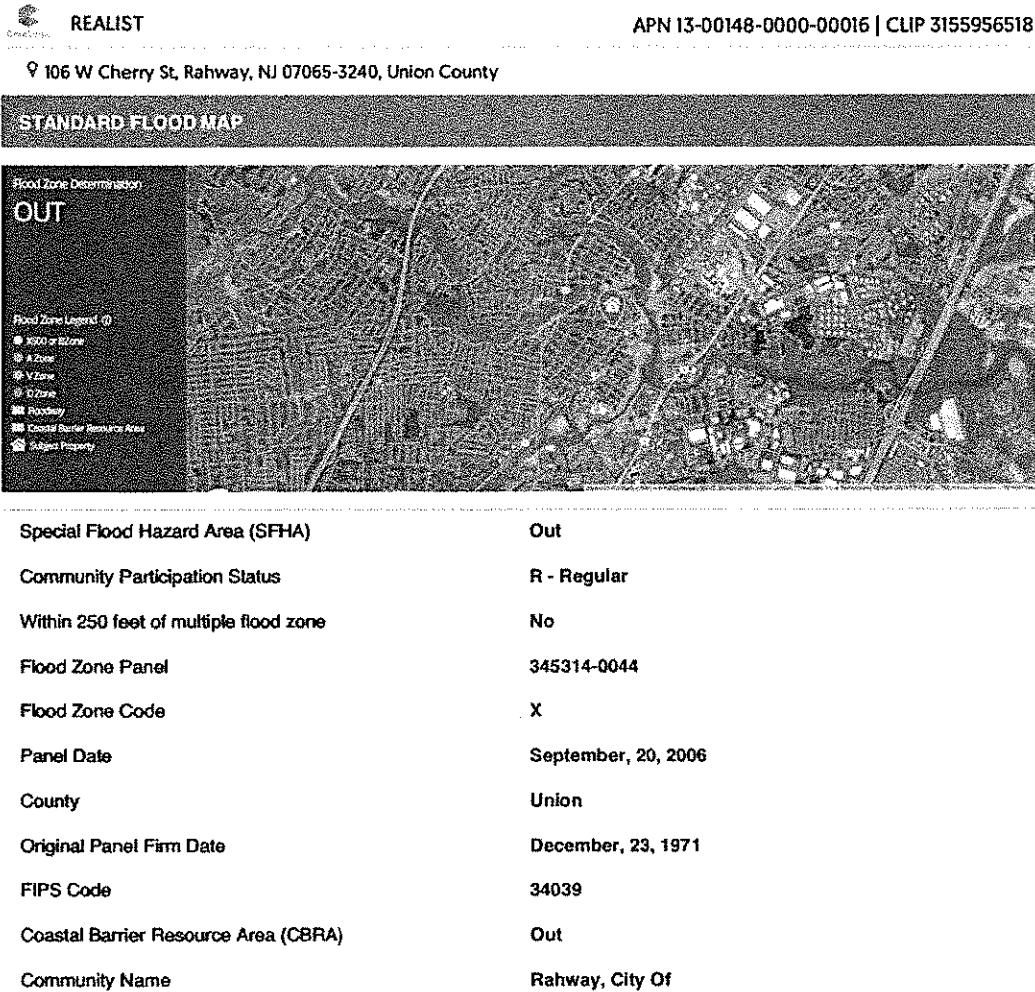
ADJUSTMENT BASED ON \$4,000 PER FULL BATH. GLA BASED ON \$35 PER SQUARE FOOT AND ROUNDED. ALL SALES CONSIDERED IN THE FINAL DETERMINATION OF MARKET VALUE.

THE SUBJECT HAS NOT BEEN SOLD IN THE LAST 36 MONTHS.

THE SUBJECT HAS NOT BEEN LISTED FOR SALE IN THE LAST 12 MONTHS.

Signature			Signature		
Name	JOHN MACK		Name		
Date Signed	07/03/2022		Date Signed		
State Certification #	State	State Certification #	State	State	State
Or State License #	42RA00320500	State NJ	Or State License #		State

Subject flood map - Page 1



Flood Map Courtesy of John Stark, NJMLS
The data within this report is compiled by Comologic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality. This report is for informational purposes only and is not a Flood Certification Report.

Generated on: 07/02/22 01:41 PM UTC

Page 1/2

Subject flood map - Page 2



GLOSSARY



Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps(FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

Within 250 Feet of Flood Zone

Provides a Yes or No response if the property is within 250 feet of the SFHA boundary.

Panel Date

Date of the FEMA map panel.

Community

A 6-digit community number code for the community.

CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species.Returns In or Out, for identifying whether the property is located within a CBRA zone.

Community Name

Name of the community.

Flood Zone

Flood zone for the property location based on the FEMA FIRM.

Map Number

FEMA Map Number for the Flood Insurance Rate Map.

FIPS Code

The five-digit state and county FIPS code.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

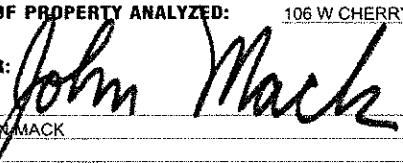
STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED:		106 W CHERRY ST. RAHWAY, NJ 07065
APPRAYER:		
Signature:		
Name: JOHN MACK		
Title:		
State Certification #:		
or State License #: 42RA00320500		
State: NJ	Expiration Date of Certification or License:	12/31/2023
Date Signed: 07/02/2022		
SUPERVISORY or CO-APPRAYER (If applicable):		
Signature:		
Name:		
Title:		
State Certification #:		
or State License #:		
State:	Expiration Date of Certification or License:	
Date Signed:		
<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property		

Borrower/Client	APRIL ROBINSON	File No. BL 148 LOT 16
Property Address	106 W CHERRY ST	
City	RAHWAY	County UNION
Lender	APRIL ROBINSON	State NJ Zip Code 07065

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: WITHIN 3 MONTHS FOR REALISTICALLY PRICED PROPERTIES.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

Prior services - The appraiser of this report, has not provided any prior services for the subject property in the 36 months prior to the effective date of the report.

APPRAISER:



Signature:

Name: JOHN MACK

State Certification #:

or State License #: 42RA00320500

State: NJ Expiration Date of Certification or License: 12/31/2023

Date of Signature and Report: 07/02/2022

Effective Date of Appraisal: JUNE 25, 2022

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): JUNE 25, 2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable):

Subject Photo Page

Borrower/Client	APRIL ROBINSON	Property Address	106 W CHERRY ST	County	UNION	State	NJ	Zip Code	07065
City	RAHWAY								
Lender	APRIL ROBINSON								



Subject Front

106 W Cherry St
Sales Price
Gross Living Area 1,784
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 2.1
Location average
View .10 ACRE/AVG
Site
Quality
Age 122



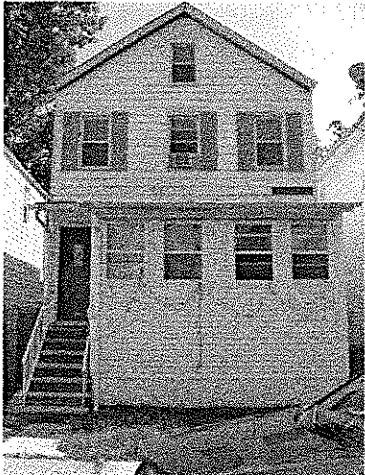
Subject Rear



Subject Street

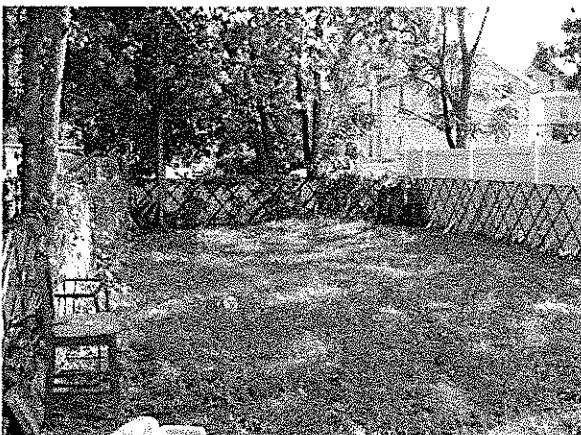
Subject Photo Page

Borrower/Client	APRIL ROBINSON		
Property Address	106 W CHERRY ST		
City	RAHWAY	County	UNION
Lender	APRIL ROBINSON	State	NJ Zip Code 07065



Subject Front

106 W Cherry St
Sales Price
Gross Living Area 1,784
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 2.1
Location average
View .10 ACRE/AVG
Site
Quality
Age 122



Subject Rear Yard



Subject Street

Interior Photos

Borrower/Client	APRIL ROBINSON			
Property Address	106 W CHERRY ST			
City	RAHWAY	County	UNION	
Lender	APRIL ROBINSON	State	NJ	Zip Code 07065



unit 1



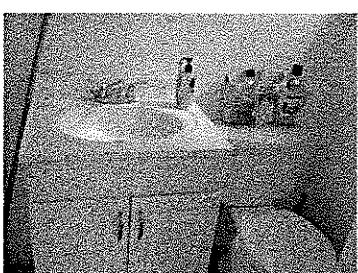
unit 1



unit 1



unit 1



unit 1



unit 1



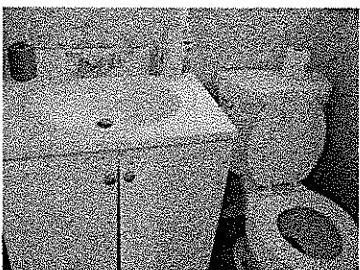
unit 2



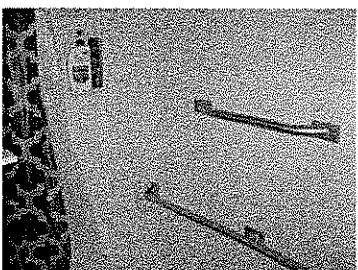
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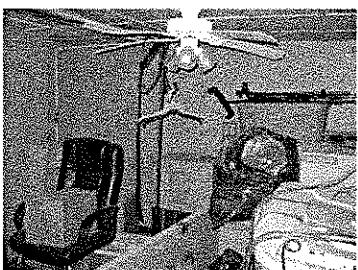
unit 2



unit 2



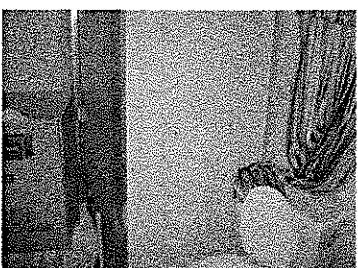
unit 2



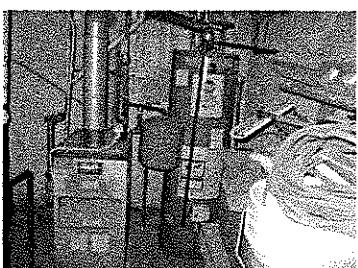
basement



basement



basement



basement

Comparable Photo Page

Borrower/Client	APRIL ROBINSON	Property Address	106 W CHERRY ST	County	UNION	State	NJ	Zip Code	07065
City	RAHWAY								
Lender	APRIL ROBINSON								



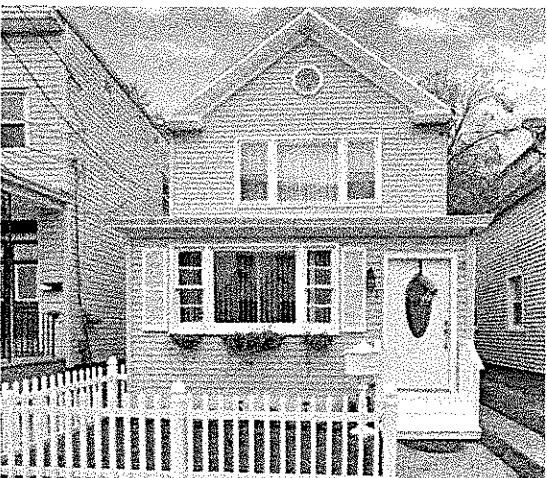
Comparable 1

84 W Emerson Ave
Prox. to Subject 0.15 miles SW
Sale Price 400,000
Gross Living Area 1,761
Total Rooms 6
Total Bedrooms 2
Total Bathrooms 2
Location average
View .10 ACRE/AVG
Site
Quality
Age 122



Comparable 2

1554 Lenox Pl
Prox. to Subject 0.45 miles E
Sale Price 385,000
Gross Living Area 1,614
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 2.1
Location average
View .10 ACRE/AVG
Site
Quality
Age 77

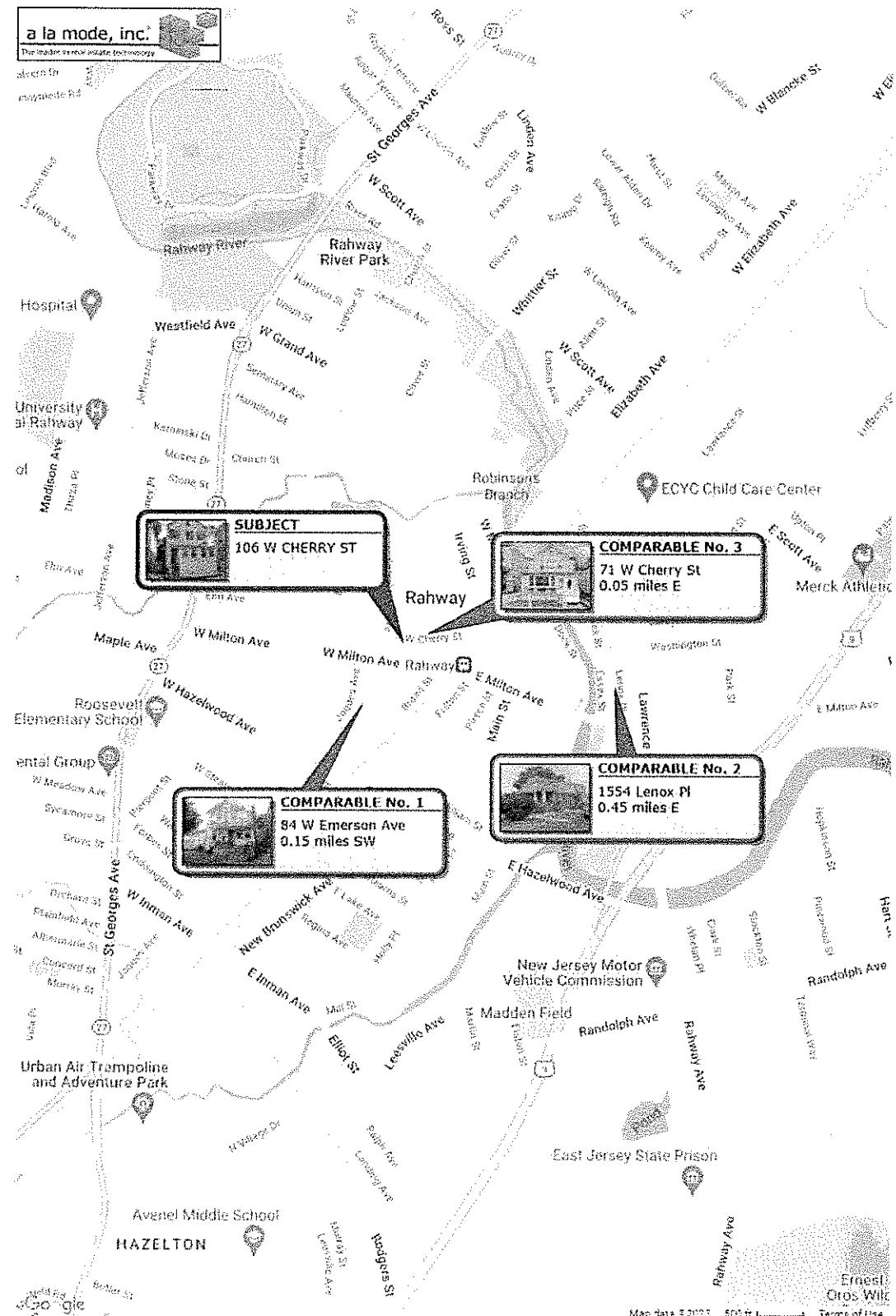


Comparable 3

71 W Cherry St
Prox. to Subject 0.05 miles E
Sale Price 435,000
Gross Living Area 1,388
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2
Location average
View .10 ACRE/AVG
Site
Quality
Age 122

Location Map

Borrower/Client	APRIL ROBINSON						
Property Address	106 W CHERRY ST						
City	RAHWAY	County	UNION	State	NJ	Zip Code	07065
Lender	APRIL ROBINSON						



STATISTICAL INFORMATION ONLY: Debtor must select the number of each of the following items included in the Plan. Valuation of Security Assumption of Executory Contract or Unexpired Lease Lien Avoidance

Last revised: August 1, 2020

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

In Re:

APRIL D. ROBINSON,

Case No.: 22-14158 RGJudge: Rosemary Gambardella

Debtor(s)

Chapter 13 Plan and Motions

 Original Modified/Notice RequiredDate: JUNE 22, 2022 Motions Included Modified/No Notice Required

**THE DEBTOR HAS FILED FOR RELIEF UNDER
CHAPTER 13 OF THE BANKRUPTCY CODE**

YOUR RIGHTS MAY BE AFFECTED

You should have received from the court a separate *Notice of the Hearing on Confirmation of Plan*, which contains the date of the confirmation hearing on the Plan proposed by the Debtor. This document is the actual Plan proposed by the Debtor to adjust debts. You should read these papers carefully and discuss them with your attorney. Anyone who wishes to oppose any provision of this Plan or any motion included in it must file a written objection within the time frame stated in the *Notice*. Your rights may be affected by this plan. Your claim may be reduced, modified, or eliminated. This Plan may be confirmed and become binding, and included motions may be granted without further notice or hearing, unless written objection is filed before the deadline stated in the *Notice*. The Court may confirm this plan, if there are no timely filed objections, without further notice. See Bankruptcy Rule 3015. If this plan includes motions to avoid or modify a lien, the lien avoidance or modification may take place solely within the chapter 13 confirmation process. The plan confirmation order alone will avoid or modify the lien. The debtor need not file a separate motion or adversary proceeding to avoid or modify a lien based on value of the collateral or to reduce the interest rate. An affected lien creditor who wishes to contest said treatment must file a timely objection and appear at the confirmation hearing to prosecute same.

The following matters may be of particular importance. Debtors must check one box on each line to state whether the plan includes each of the following items. If an item is checked as "Does Not" or if both boxes are checked, the provision will be ineffective if set out later in the plan.

THIS PLAN:

DOES DOES NOT CONTAIN NON-STANDARD PROVISIONS. NON-STANDARD PROVISIONS MUST ALSO BE SET FORTH IN PART 10.

DOES DOES NOT LIMIT THE AMOUNT OF A SECURED CLAIM BASED SOLELY ON VALUE OF COLLATERAL, WHICH MAY RESULT IN A PARTIAL PAYMENT OR NO PAYMENT AT ALL TO THE SECURED CREDITOR. SEE MOTIONS SET FORTH IN PART 7, IF ANY.

DOES DOES NOT AVOID A JUDICIAL LIEN OR NONPOSSESSORY, NONPURCHASE-MONEY SECURITY INTEREST. SEE MOTIONS SET FORTH IN PART 7, IF ANY.

Initial Debtor(s)' Attorney: HRInitial Debtor: AR

Initial Co-Debtor: _____

Part 1: Payment and Length of Plan

a. The debtor shall pay \$ ** per MONTH to the Chapter 13 Trustee, starting on JUNE OF 2022 for approximately 60 months.

b. The debtor shall make plan payments to the Trustee from the following sources:

Future earnings

Other sources of funding (describe source, amount and date when funds are available):

c. Use of real property to satisfy plan obligations:

Sale of real property

Description:

Proposed date for completion: _____

Refinance of real property:

Description:

Proposed date for completion: _____

Loan modification with respect to mortgage encumbering property:

Description:

Proposed date for completion: _____

d. The regular monthly mortgage payment will continue pending the sale, refinance or loan modification.

e. Other information that may be important relating to the payment and length of plan:

** i. \$400 per month, starting in June of 2022, through and including May of 2023 (12 Months)

ii. \$1,100 per month, starting in June of 2023, for a period of forty-eight (48) months

Increase in plan payments largely premised on additional rental income from Grandview property.

Part 2: Adequate Protection NONE

a. Adequate protection payments will be made in the amount of \$ _____ to be paid to the Chapter 13 Trustee and disbursed pre-confirmation to _____ (creditor).

b. Adequate protection payments will be made in the amount of \$ _____ to be paid directly by the debtor(s) outside the Plan, pre-confirmation to: _____ (creditor).

Part 3: Priority Claims (Including Administrative Expenses)

a. All allowed priority claims will be paid in full unless the creditor agrees otherwise:

Creditor	Type of Priority	Amount to be Paid
CHAPTER 13 STANDING TRUSTEE	ADMINISTRATIVE	AS ALLOWED BY STATUTE
ATTORNEY FEE BALANCE	ADMINISTRATIVE	BALANCE DUE: \$ 3,800
DOMESTIC SUPPORT OBLIGATION		

b. Domestic Support Obligations assigned or owed to a governmental unit and paid less than full amount:

Check one:

None

The allowed priority claims listed below are based on a domestic support obligation that has been assigned to or is owed to a governmental unit and will be paid less than the full amount of the claim pursuant to 11 U.S.C.1322(a)(4):

Creditor	Type of Priority	Claim Amount	Amount to be Paid
	Domestic Support Obligations assigned or owed to a governmental unit and paid less than full amount.		

Part 4: Secured Claims**a. Curing Default and Maintaining Payments on Principal Residence: NONE**

The Debtor will pay to the Trustee (as part of the Plan) allowed claims for arrearages on monthly obligations and the debtor shall pay directly to the creditor (outside the Plan) monthly obligations due after the bankruptcy filing as follows:

Creditor	Collateral or Type of Debt	Arrearage	Interest Rate on Arrearage	Amount to be Paid to Creditor (In Plan)	Regular Monthly Payment (Outside Plan)

b. Curing and Maintaining Payments on Non-Principal Residence & other loans or rent arrears: NONE

The Debtor will pay to the Trustee (as part of the Plan) allowed claims for arrearages on monthly obligations and the debtor will pay directly to the creditor (outside the Plan) monthly obligations due after the bankruptcy filing as follows:

Creditor	Collateral or Type of Debt	Arrearage	Interest Rate on Arrearage	Amount to be Paid to Creditor (In Plan)	Regular Monthly Payment (Outside Plan)
PHH MORTGAGE/NEW REZ	MORTGAGE ARREARS RE: 86 GRANDVIEW AVENUE, NORTH PLAINFIELD, NEW JERSEY	\$56,000 est.	N/A	\$56,000	Cont'd payments by the Debtor directly to PHH/New Rez, re-starting 6-1-2022

c. Secured claims excluded from 11 U.S.C. 506: NONE

The following claims were either incurred within 910 days before the petition date and are secured by a purchase money security interest in a motor vehicle acquired for the personal use of the debtor(s), or incurred within one year of the petition date and secured by a purchase money security interest in any other thing of value:

Name of Creditor	Collateral	Interest Rate	Amount of Claim	Total to be Paid through the Plan Including Interest Calculation

d. Requests for valuation of security, Cram-down, Strip Off & Interest Rate Adjustments **NONE**

1.) The debtor values collateral as indicated below. If the claim may be modified under Section 1322(b)(2), the secured creditor shall be paid the amount listed as the "Value of the Creditor Interest in Collateral," plus interest as stated. The portion of any allowed claim that exceeds that value shall be treated as an unsecured claim. If a secured claim is identified as having "NO VALUE" it shall be treated as an unsecured claim.

**NOTE: A modification under this Section ALSO REQUIRES
the appropriate motion to be filed under Section 7 of the Plan.**

Creditor	Collateral	Scheduled Debt	Total Collateral Value	Superior Liens	Value of Creditor Interest in Collateral	Annual Interest Rate	Total Amount to be Paid
Einhorn, Harris, et. al. New Century Financi New Century Financi New Century Financi Wardlaw Hartridge School	Judgment liens against 106 W. Cherry and 86 Grandview	\$100,000 \$6,282 \$5,884 \$2,327 \$11,818	\$382,000 as to West Cherry \$384,900 as to Grandview	Bank of America iao \$440,663 as to W. Cherry PHH/New Rez iao \$494,271 as to Grandview	No Value No Value	N/A N/A	No Value No Value

2.) Where the Debtor retains collateral and completes the Plan, payment of the full amount of the allowed secured claim shall discharge the corresponding lien.

e. Surrender **NONE**

Upon confirmation, the stay is terminated as to surrendered collateral only under 11 U.S.C. 362(a) and that the stay under 11 U.S.C 1301 be terminated in all respects. The Debtor surrenders the following collateral:

Creditor	Collateral to be Surrendered	Value of Surrendered Collateral	Remaining Unsecured Debt

f. Secured Claims Unaffected by the Plan NONE

The following secured claims are unaffected by the Plan:

i. Bank of America, direct payments by the Debtor, no arrears, regarding mortgage encumbering real property located at 106 W. Cherry Street, Rahway, New Jersey. Loan was modified (FHA Mortgage), before filing. Continued payments by the Debtor, directly to Bank of America, no arrears.

ii. Rocket Mortgage/Quicken, direct payments by the Debtor, no arrears, regarding mortgage encumbering property located at 1021 Kenyon Avenue, Plainfield, New Jersey. Continued payments by the Debtor, directly to Rocket Mortgage/Quicken, no arrears.

g. Secured Claims to be Paid in Full Through the Plan: NONE

Creditor	Collateral	Total Amount to be Paid Through the Plan

Part 5: Unsecured Claims NONE**a. Not separately classified allowed non-priority unsecured claims shall be paid:**

Not less than \$ _____ to be distributed *pro rata*

Not less than 100 _____ percent

Pro Rata distribution from any remaining funds

b. Separately classified unsecured claims shall be treated as follows:

Creditor	Basis for Separate Classification	Treatment	Amount to be Paid

Part 6: Executory Contracts and Unexpired Leases NONE

(NOTE: See time limitations set forth in 11 U.S.C. 365(d)(4) that may prevent assumption of non-residential real property leases in this Plan.)

All executory contracts and unexpired leases, not previously rejected by operation of law, are rejected, except the following, which are assumed:

Creditor	Arrears to be Cured in Plan	Nature of Contract or Lease	Treatment by Debtor	Post-Petition Payment

Part 7: Motions **NONE**

NOTE: All plans containing motions must be served on all affected lienholders, together with local form, *Notice of Chapter 13 Plan Transmittal*, within the time and in the manner set forth in D.N.J. LBR 3015-1. A *Certification of Service, Notice of Chapter 13 Plan Transmittal, and valuation* must be filed with the Clerk of Court when the plan and transmittal notice are served.

a. Motion to Avoid Liens Under 11 U.S.C. Section 522(f). NONE

The Debtor moves to avoid the following liens that impair exemptions:

b. Motion to Avoid Liens and Reclassify Claim from Secured to Completely Unsecured. NONE

The Debtor moves to reclassify the following claims as unsecured and to void liens on collateral consistent with Part 4 above:

Creditor	Collateral	Scheduled Debt	Total Collateral Value	Superior Liens	Value of Creditor's Interest in Collateral	Total Amount of Lien to be Reclassified
Einhorn, Harris, et. al. New Century Financial New Century Financial New Century Financial Wardlaw Hartridge School	Judgment liens against 106 W. Cherry and 86 Grandview regarding all judgments	\$100,000 \$6,282 \$5,884 \$2,327 \$11,818	\$382,000 as to West Cherry \$384,900 as to Grandview	Bank of America iao \$440,663 as to W. Cherry PHH/New Rez iao \$494,271 as to Grandview	No Value as to All Judgments	Entire Judgment Lien Regarding All Judgments. Note: No Personal Liability, Personal Liability Discharged in Earlier Chapter 7 Bankruptcy

c. Motion to Partially Void Liens and Reclassify Underlying Claims as Partially Secured and Partially Unsecured. NONE

The Debtor moves to reclassify the following claims as partially secured and partially unsecured, and to void liens on collateral consistent with Part 4 above:

Creditor	Collateral	Scheduled Debt	Total Collateral Value	Amount to be Deemed Secured	Amount to be Reclassified as Unsecured

Part 8: Other Plan Provisions**a. Vesting of Property of the Estate**

- Upon confirmation
- Upon discharge

b. Payment Notices

Creditors and Lessors provided for in Parts 4, 6 or 7 may continue to mail customary notices or coupons to the Debtor notwithstanding the automatic stay.

c. Order of Distribution

The Standing Trustee shall pay allowed claims in the following order:

- 1) Ch. 13 Standing Trustee commissions
- 2) Counsel Fees and Supp. Counsel Fees (Fully Paid before other claims)
- 3) Secured Claims and then Priority Claims
- 4) Unsecured Claims

d. Post-Petition Claims

The Standing Trustee is, is not authorized to pay post-petition claims filed pursuant to 11 U.S.C. Section 1305(a) in the amount filed by the post-petition claimant.

Part 9: Modification NONE

NOTE: Modification of a plan does not require that a separate motion be filed. A modified plan must be served in accordance with D.N.J. LBR 3015-2.

If this Plan modifies a Plan previously filed in this case, complete the information below.

Date of Plan being modified: _____

Explain below why the plan is being modified:	Explain below how the plan is being modified:
---	---

Are Schedules I and J being filed simultaneously with this Modified Plan?

Yes

No

Part 10: Non-Standard Provision(s): Signatures Required

Non-Standard Provisions Requiring Separate Signatures:

NONE

Explain here:

Any non-standard provisions placed elsewhere in this plan are ineffective.

Signatures

The Debtor(s) and the attorney for the Debtor(s), if any, must sign this Plan.

By signing and filing this document, the debtor(s), if not represented by an attorney, or the attorney for the debtor(s) certify that the wording and order of the provisions in this Chapter 13 Plan are identical to Local Form, *Chapter 13 Plan and Motions*, other than any non-standard provisions included in Part 10.

I certify under penalty of perjury that the above is true.

Date: JUNE 15, 2022

/S/ APRIL ROBINSON

Debtor

Date: _____

Joint Debtor

Date: JUNE 15, 2022

/S/ HERBERT B. RAYMOND, ESQ.

Attorney for Debtor(s)